THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 09061850

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$123,000.00~~

Affiant

Subscribed and sworn to before me, this 1st day of July, 2009.

Notary Public
My Commission Expires: 3-20-10

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20090046861 DEEDWARR
Recvd: 07/13/09 13:51 2 pgs
Fees:13.00 Taxes:455.10
20090713-0065294

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Charles Ragsdale 3105 Goodwin Dr Nashville TN 37217	New Owner	Tax Parcel ID No. 13613012600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Victor W. Mitchell and Nancy J. Mitchell, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Ragsdale**, Single ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 35, SECTION 20-A, EDGE-O-LAKE, as shown on plat of record in Plat Book 5200, Page 183, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Victor W. Mitchell and Nancy J. Mitchell, husband and wife by Warranty Deed from Glen L. Watson and Judy C. Watson, husband and wife, recorded on the 13th day of September, 1995 in Book 9794, Page 12, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 3105 Goodwin Dr Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of July, 2009.

Victor W. Mitchell

Nancy J. Mitchell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Victor W. Mitchell and Nancy J. Mitchell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1 day of July, 2009.

Notary Public

My Commission Expires: 11/24/10

